HOUSING NOW

Hamilton and Brantford CMAs

Canada Mortgage and Housing Corporation

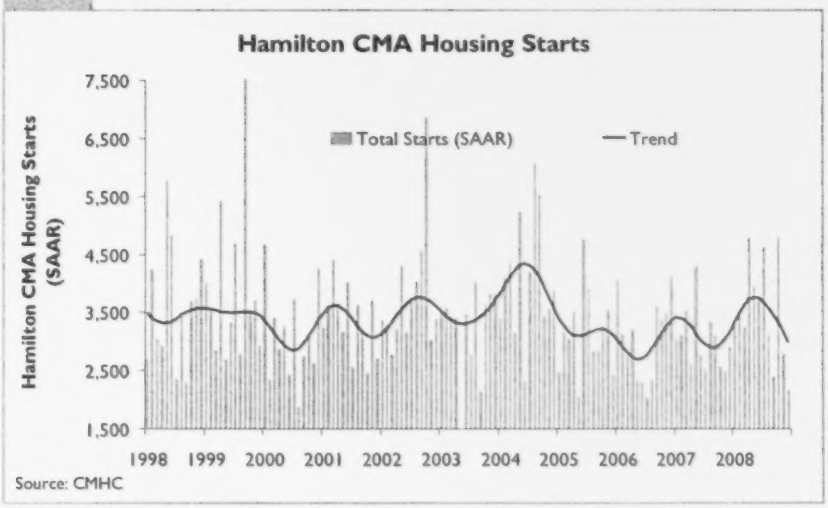
Date Released: January 2009

New Home Market

Condominium Townhouse and Apartment Starts Up

New home starts in the Hamilton Census Metropolitan Area (hereafter referred to as Hamilton) reached their highest level since the peak in 2004. Builders started 3,529 new homes last year in Hamilton, an 18 per cent increase from 2007. Much of the increased activity in new home construction was due to starts of semi-detached homes, townhouses and condominium apartments which rose by one-third over 2007. At the same time, single-detached starts fell to 1,675 units from 1,761 a year ago, though the decline varied by sub-market. Starter homes such as townhouses and condominium apartments may have appealed more to some buyers who were

Figure 1



Source: CMHC

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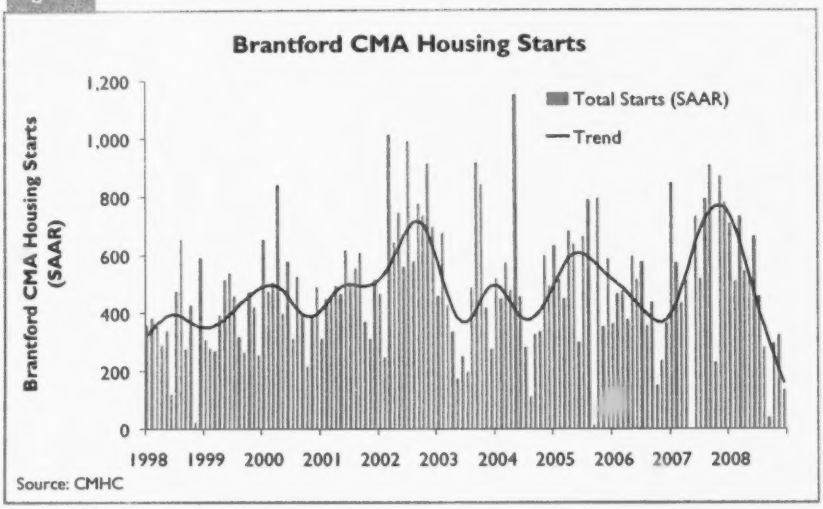
Figure 2



looking for more reasonably priced home options since the average price of a new, single-detached home climbed above $400,000 last year. Also, the popularity of condominium ownership in Hamilton has kept builders busy with double the number of condominium townhouse and apartment starts this year as compared to 2007.

New home starts increased in every sub-market across Hamilton except for in Grimsby and Glanbrook. In other areas, there were notable increases in new home construction starts with condominium units dominating in Burlington, Ancaster, and Dundas. The decline in Grimsby and Glanbrook reflected the shift in demand away from single-detached houses. Single-detached starts also fell in the former Hamilton City.

Starts in the fourth quarter helped to boost total starts for the year in Hamilton. There were 780 starts of new homes last quarter, up 25 per cent as compared to the fourth quarter of 2007. A new condominium apartment building as well as several freehold and condominium townhouse projects started in Burlington in October contributed to the climb in new home starts last quarter.

In Brantford, total new home starts dropped by one-third in 2008 as compared to the previous year. There were 432 starts of new homes in Brantford in 2008, and just 83 starts during the fourth quarter. Single-detached homes continued to dominate the Brantford new home market, but starts of this housing type dropped by more than half last year. The number of condominium townhouse and apartment starts rose last year, increasing their proportion of total starts to 19 per cent. The shift of demand away from single-detached houses may be in response to the rising average price of these homes. It reached $254,000 last year, nearly 14 per cent higher than in 2007.

Resale Home Market

Fewer Existing Home Sales

The resale home market cooled in 2008, but sellers' market conditions continued to prevail. Sales of existing homes in Hamilton last year fell by 15 per cent to 12,110 units sold. At the same time, listings increased, bringing the sales-to-new-listings

Figure 3

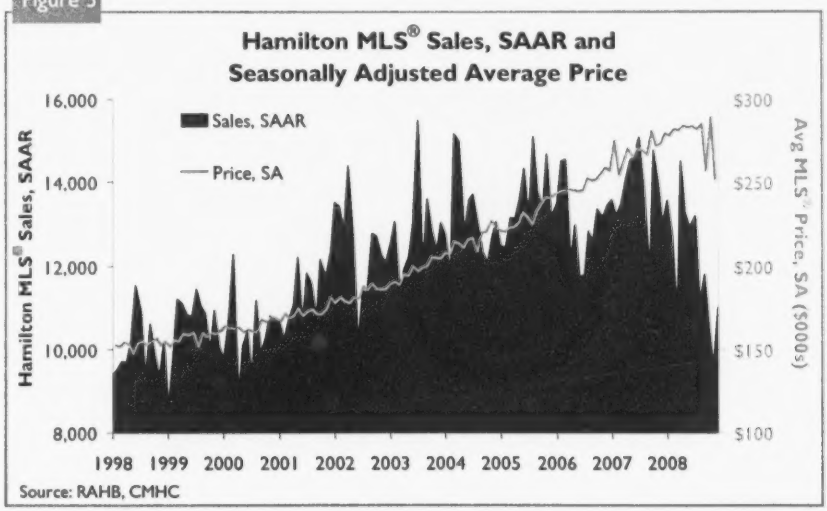
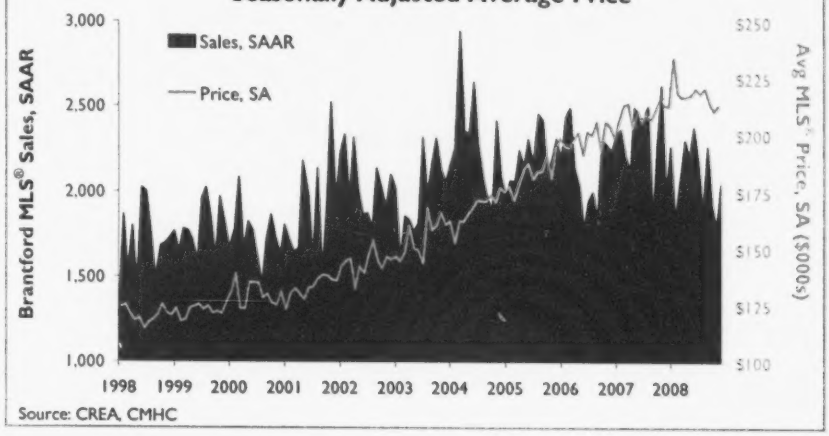


Figure 4

Brantford MLS® Sales, SAAR and Seasonally Adjusted Average Price



Source: CREA, CMHC

ratio down to 61 per cent from 73 per cent a year ago[1].

Average home prices rose at a rate that was closer in line with the rate of inflation than in the past several years. Last year, the average price of an existing home in Hamilton was $280,790, an increase of 4.4 per cent from 2007. Average home prices and the rate of change varied across sub-markets. Stronger home price increases occurred in Hamilton Centre and Flamborough. Flamborough also had the highest average home price at $471,000. Prices fell only in Ancaster to $373,000. For the quarter ending in December, sales dropped considerably and the average price of an existing home was $260,900.

In Brantford, existing home sales decreased by 10 per cent last year, and the sales-to-new-listings ratio dropped to 57 per cent from 67 per cent a year ago. The average price of an existing home in Brantford last year continued to rise to $218,890, up 4.7 per cent. Stronger price increases during the first three quarters of the year boosted the average price up, while the average price fell during the fourth quarter to $212,650.

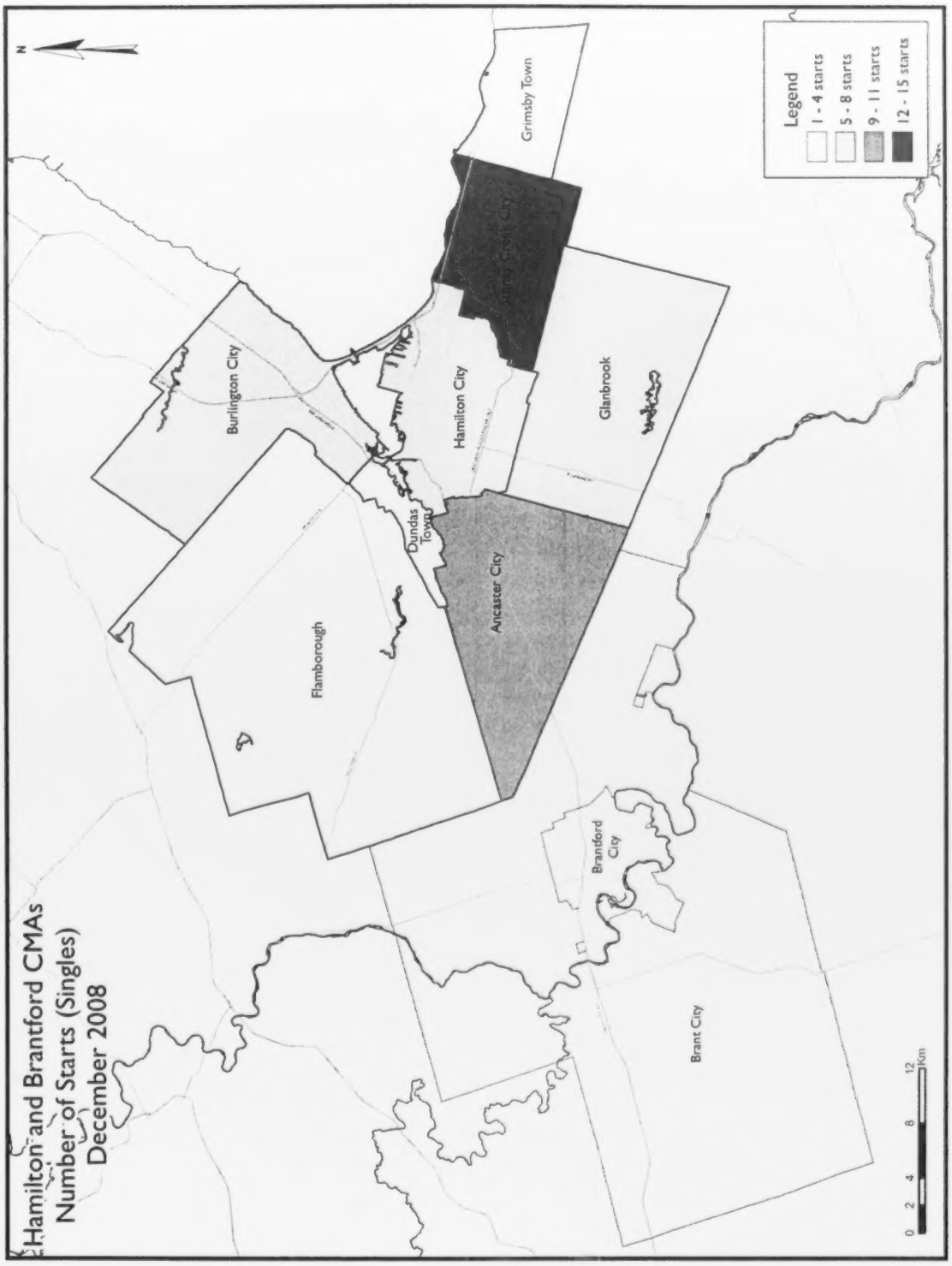
Economic Trends

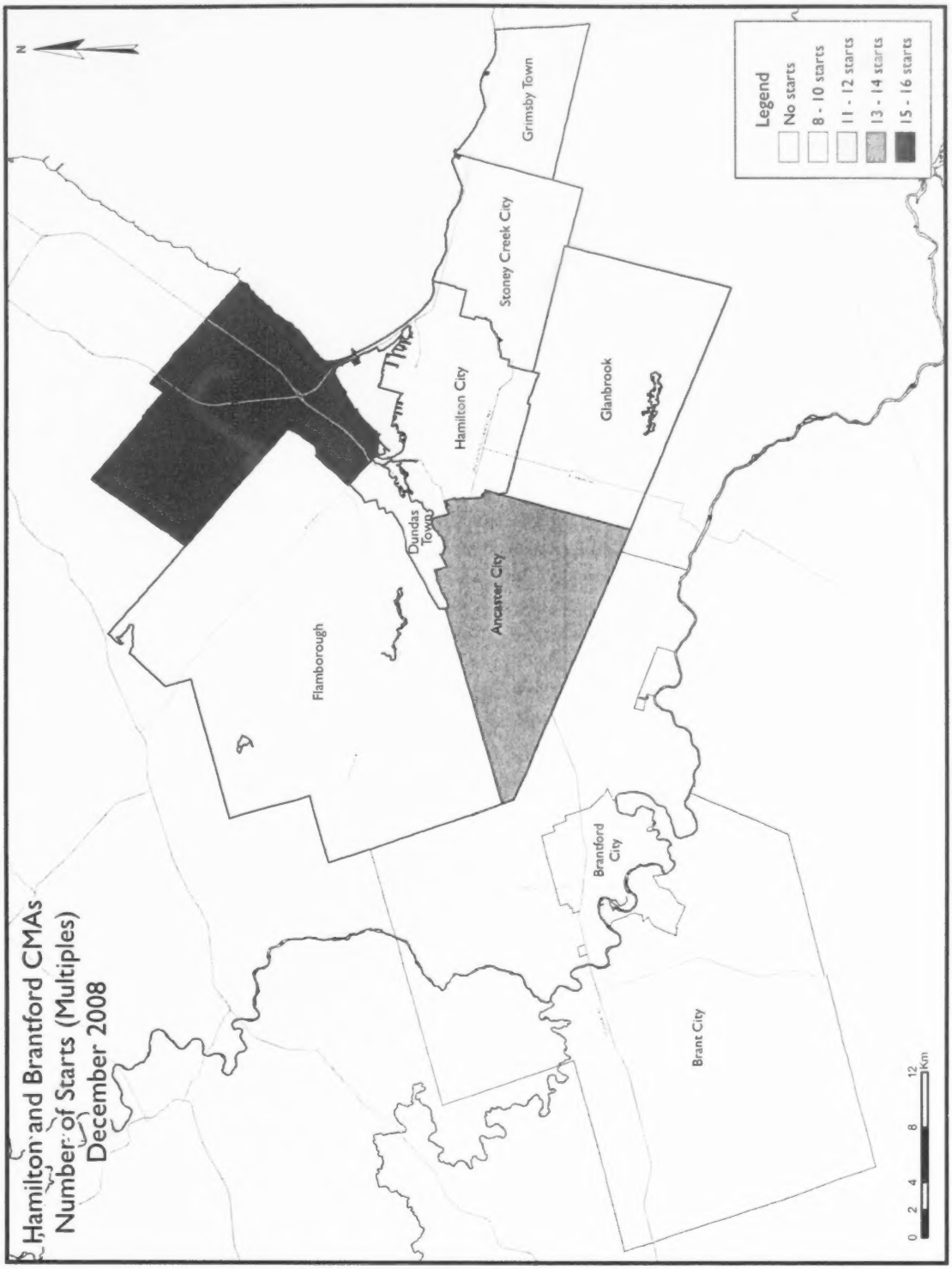
Persistent Economic Weakness

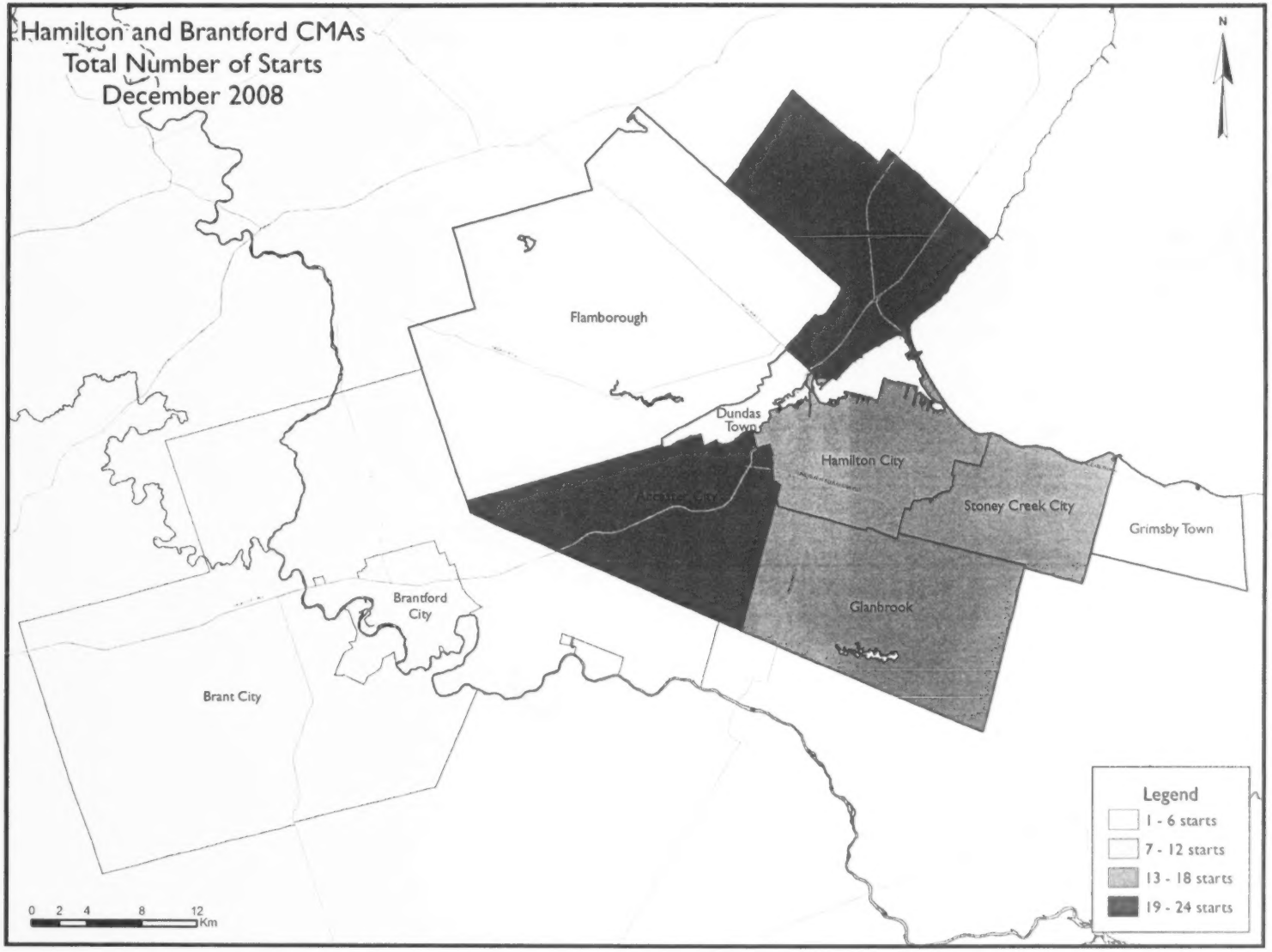
Economic weakness continues to persist in the local and national economies and the impact has been reflected in the housing market. Though total employment remained steady in Hamilton last year, full-time jobs fell by 1.5 per cent. Fewer full-time jobs and uncertainty in the economy translated into fewer households looking to purchase a home. Manufacturing employment tumbled to its lowest level in a decade last year with jobs lost in most in product manufacturing sectors such as food and furniture manufacturing. However, employment in other sectors such as trade, finance, insurance, real estate, and construction were up, and service sector employment (excluding trade, health and transportation) continued to rise to record levels. In contrast, part-time jobs increased for all age groups, with nearly 6,000 part-time jobs added to the labour market. This resulted in a lower rental vacancy rate last year, indicating more people stayed in their rental accommodation in anticipation of a weakening economy.

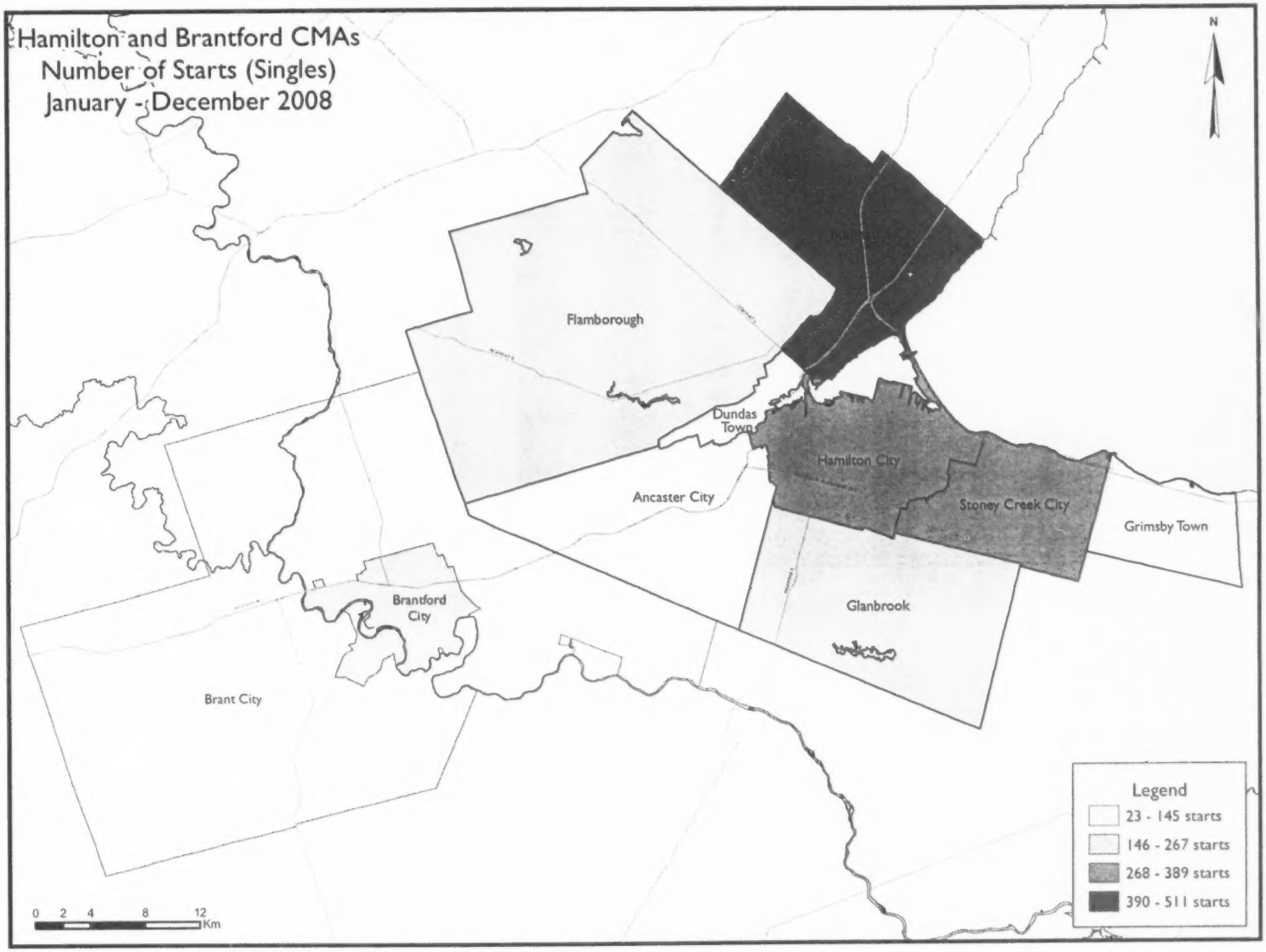
In Brantford, total employment rose by a modest 1.7 per cent last year, boosted by an increase in full-time jobs. Although employment conditions were stable and the relatively less expensive home market in Brantford is attractive, consumers continue to hesitate in making home purchases.

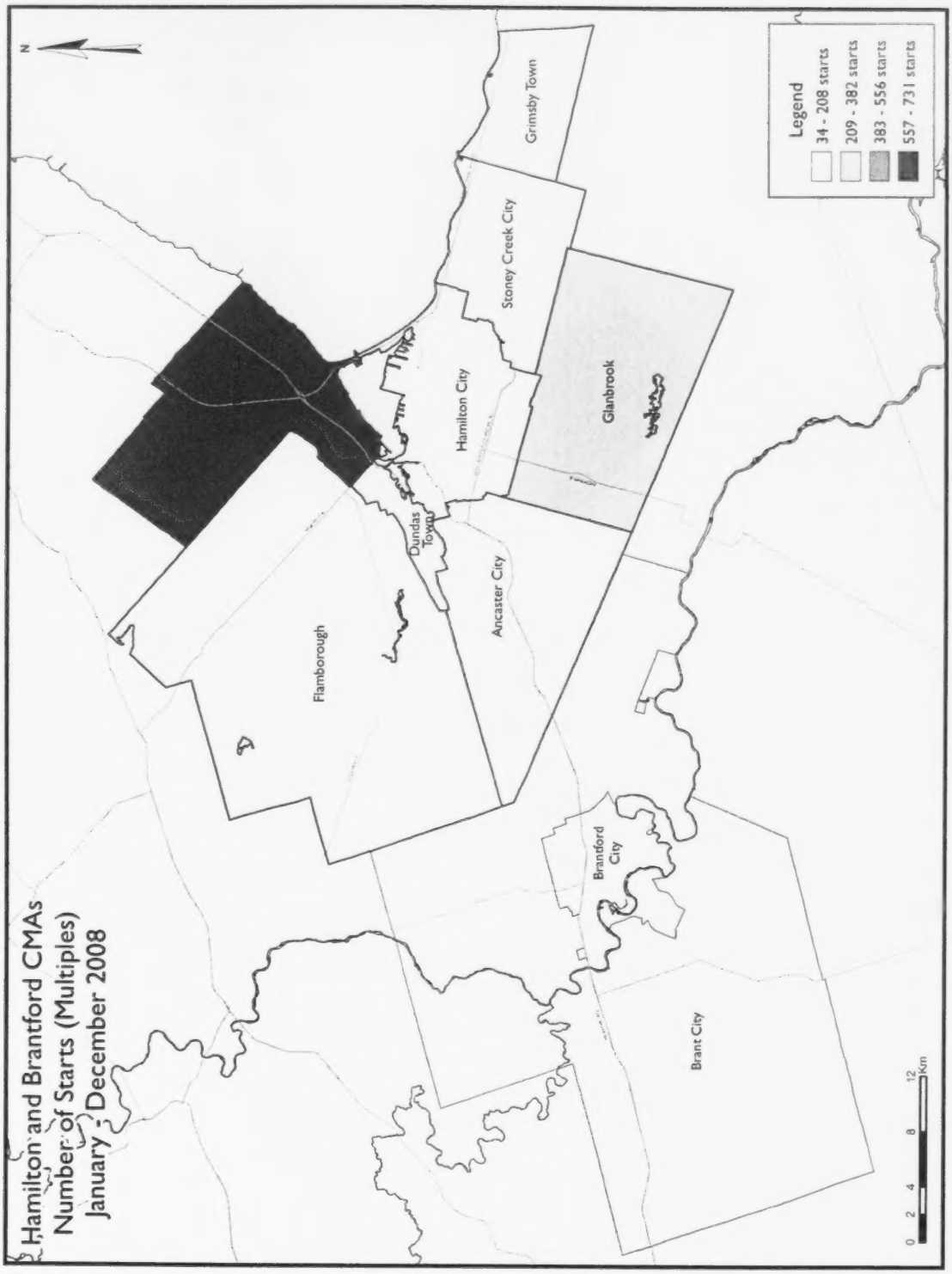
[1] A market with an SNLR above 55 per cent and prices rising above the rate of inflation signifies sellers' market conditions. Alternatively, a market with an SNLR below 32 per cent indicates buyers' market conditions and a balanced market occurs when the SNLR is between 32 and 55 per cent..

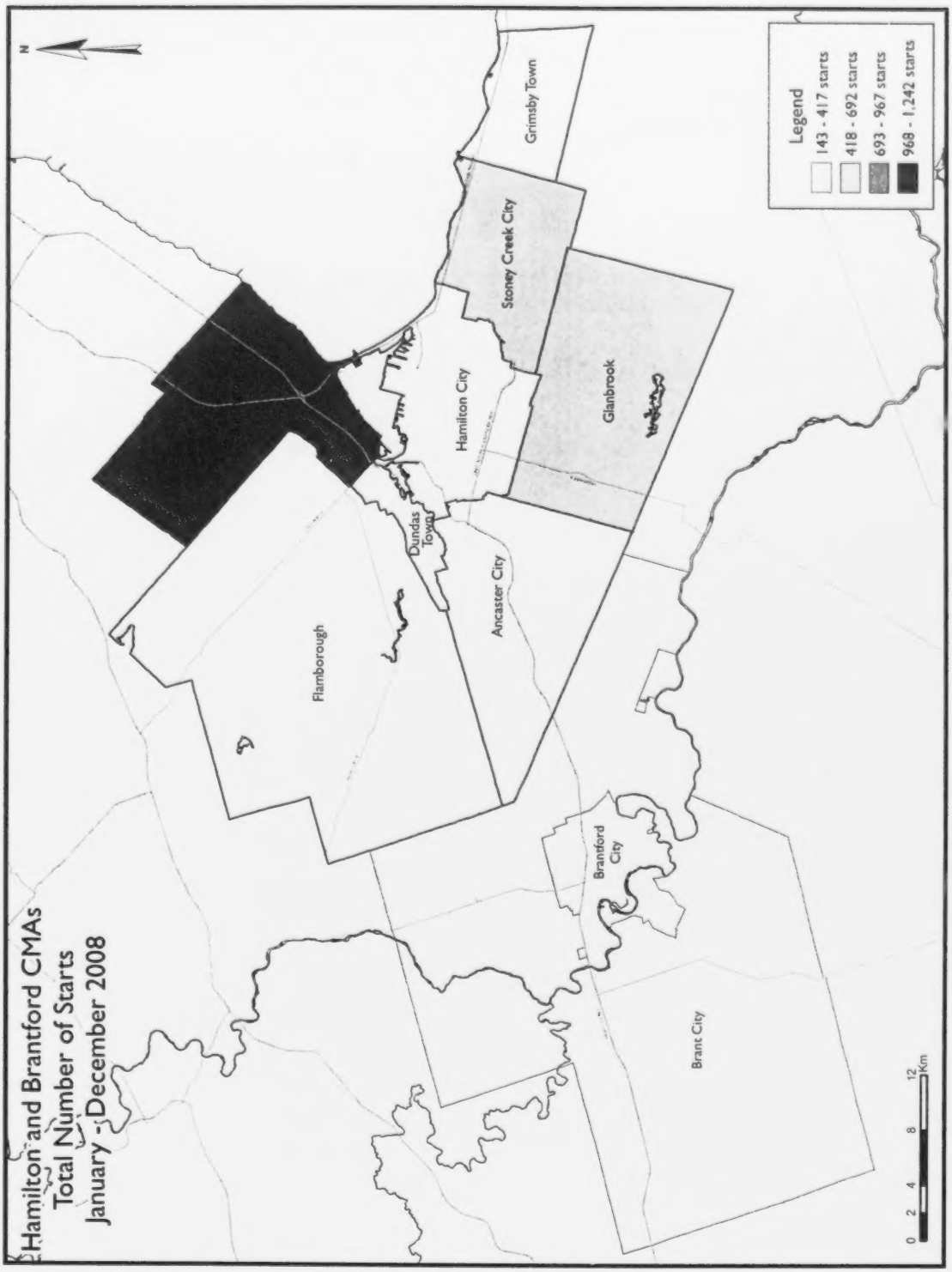

Hamilton and Brantford CMAs
Number of Starts (Singles)
December 2008
N
Legend
1 - 4 starts
5 - 8 starts
9 - 11 starts
12 - 15 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant City
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Multiples)
December 2008
N
Legend
No starts
8 - 10 starts
11 - 12 starts
13 - 14 starts
15 - 16 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant City
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
December 2008
N
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant City
0 2 4 8 12
Km
Legend
1 - 6 starts
7 - 12 starts
13 - 18 starts
19 - 24 starts


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - December 2008
N
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant City
0 2 4 8 12
Km
Legend
23 - 145 starts
146 - 267 starts
268 - 389 starts
390 - 511 starts


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - December 2008
N
Legend
34 - 208 starts
209 - 382 starts
383 - 556 starts
557 - 731 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant City
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
January - December 2008
N
Legend
143 - 417 starts
418 - 692 starts
693 - 967 starts
968 - 1,242 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant City
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

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2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Hamilton CMA
December 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2008	53	0	0	0	47	0	0	0	100
December 2007	93	6	10	0	52	0	0	0	161
% Change	-43,0	-100,0	-100,0	n/a	-9,6	n/a	n/a	n/a	-37,9
Year-to-date 2008	1 667	116	595	8	645	498	0	0	3 529
Year-to-date 2007	1 761	92	411	0	513	88	0	139	3 004
% Change	-5,3	26,1	44,8	n/a	25,7	**	n/a	-100,0	17,5
UNDER CONSTRUCTION									
December 2008	840	54	522	6	747	810	0	123	3 102
December 2007	923	70	392	0	443	312	0	153	2 293
% Change	-9,0	-22,9	33,2	n/a	68,6	159,6	n/a	-19,6	35,3
COMPLETIONS									
December 2008	119	20	34	0	31	0	0	0	204
December 2007	151	10	58	0	26	42	0	0	287
% Change	-21,2	100,0	-41,4	n/a	19,2	-100,0	n/a	n/a	-28,9
Year-to-date 2008	1 744	128	464	7	340	0	4	30	2 717
Year-to-date 2007	1 814	40	553	7	418	256	42	179	3 309
% Change	-3,9	**	-16,1	0,0	-18,7	-100,0	-90,5	-83,2	-17,9
COMPLETED & NOT ABSORBED									
December 2008	65	19	41	0	2	0	0	4	131
December 2007	64	2	23	0	12	24	0	41	166
% Change	1,6	**	78,3	n/a	-83,3	-100,0	n/a	-90,2	-21,1
ABSORBED									
December 2008	133	18	24	0	31	0	0	2	208
December 2007	158	10	61	0	29	42	1	0	301
% Change	-15,8	80,0	-60,7	n/a	6,9	-100,0	-100,0	n/a	-30,9
Year-to-date 2008	1 754	111	446	7	350	24	4	63	2 759
Year-to-date 2007	1 809	45	545	7	414	257	46	239	3 362
% Change	-3,0	146,7	-18,2	0,0	-15,5	-90,7	-91,3	-73,6	-17,9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Brantford CMA December 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2008	6	0	0	0	0	0	0	0	6
December 2007	36	4	5	0	15	0	0	0	60
% Change	-83,3	-100,0	-100,0	n/a	-100,0	n/a	n/a	n/a	-90,0
Year-to-date 2008	280	4	50	3	59	21	7	8	432
Year-to-date 2007	466	16	26	0	81	0	0	0	589
% Change	-39,9	-75,0	92,3	n/a	-27,2	n/a	n/a	n/a	-26,7
UNDER CONSTRUCTION									
December 2008	90	2	30	7	35	21	7	6	198
December 2007	229	10	14	0	44	0	0	0	297
% Change	-60,7	-80,0	114,3	n/a	-20,5	n/a	n/a	n/a	-33,3
COMPLETIONS									
December 2008	20	0	0	0	12	0	0	0	32
December 2007	89	2	0	0	0	0	0	0	91
% Change	-77,5	-100,0	n/a	n/a	n/a	n/a	n/a	n/a	-64,8
Year-to-date 2008	405	12	34	6	64	0	0	2	523
Year-to-date 2007	398	6	12	4	61	0	0	3	484
% Change	1,8	100,0	183,3	50,0	4,9	n/a	n/a	-33,3	8,1
COMPLETED & NOT ABSORBED									
December 2008	69	0	9	3	35	0	0	0	116
December 2007	99	2	5	4	33	0	6	0	149
% Change	-30,3	-100,0	80,0	-25,0	6,1	n/a	-100,0	n/a	-22,1
ABSORBED									
December 2008	25	0	2	0	5	0	0	0	32
December 2007	59	0	0	0	5	0	0	0	64
% Change	-57,6	n/a	n/a	n/a	0,0	n/a	n/a	n/a	-50,0
Year-to-date 2008	438	14	30	7	63	0	6	2	560
Year-to-date 2007	395	4	7	1	62	0	7	3	479
% Change	10,9	**	**	**	1,6	n/a	-14,3	-33,3	16,9

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
New City of Hamilton									
December 2008	42	0	0	0	31	0	0	0	73
December 2007	71	6	10	0	38	0	0	0	125
Hamilton City									
December 2008	7	0	0	0	8	0	0	0	15
December 2007	32	6	0	0	0	0	0	0	38
Stoney Creek City									
December 2008	15	0	0	0	0	0	0	0	15
December 2007	17	0	10	0	0	0	0	0	27
Ancaster City									
December 2008	10	0	0	0	14	0	0	0	24
December 2007	5	0	0	0	8	0	0	0	13
Dundas Town									
December 2008	1	0	0	0	0	0	0	0	1
December 2007	2	0	0	0	0	0	0	0	2
Flamborough									
December 2008	2	0	0	0	0	0	0	0	2
December 2007	5	0	0	0	0	0	0	0	5
Glanbrook									
December 2008	7	0	0	0	9	0	0	0	16
December 2007	10	0	0	0	30	0	0	0	40
Burlington City									
December 2008	8	0	0	0	16	0	0	0	24
December 2007	12	0	0	0	14	0	0	0	26
Grimsby Town									
December 2008	3	0	0	0	0	0	0	0	3
December 2007	10	0	0	0	0	0	0	0	10
Hamilton CMA									
December 2008	53	0	0	0	47	0	0	0	100
December 2007	93	6	10	0	52	0	0	0	161
Brant City									
December 2008	3	0	0	0	0	0	0	0	3
December 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
December 2008	3	0	0	0	0	0	0	0	3
December 2007	19	4	5	0	15	0	0	0	43
Brantford CMA									
December 2008	6	0	0	0	0	0	0	0	6
December 2007	36	4	5	0	15	0	0	0	60

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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December 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
New City of Hamilton									
December 2008	513	12	428	0	548	305	0	123	1 929
December 2007	565	16	230	0	327	181	0	153	1 472
Hamilton City									
December 2008	132	4	93	0	25	119	0	123	496
December 2007	168	6	3	0	17	119	0	153	466
Stoney Creek City									
December 2008	92	2	78	0	65	0	0	0	237
December 2007	81	0	79	0	8	0	0	0	168
Ancaster City									
December 2008	98	6	8	0	132	62	0	0	306
December 2007	68	0	38	0	112	0	0	0	218
Dundas Town									
December 2008	12	0	11	0	38	124	0	0	185
December 2007	9	2	0	0	0	62	0	0	73
Flamborough									
December 2008	65	0	99	0	0	0	0	0	164
December 2007	71	2	0	0	0	0	0	0	73
Glanbrook									
December 2008	114	0	139	0	288	0	0	0	541
December 2007	168	6	110	0	190	0	0	0	474
Burlington City									
December 2008	284	42	30	6	199	505	0	0	1 066
December 2007	300	54	111	0	112	131	0	0	708
Grimsby Town									
December 2008	43	0	64	0	0	0	0	0	107
December 2007	58	0	51	0	4	0	0	0	113
Hamilton CMA									
December 2008	840	54	522	6	747	810	0	123	3 102
December 2007	923	70	392	0	443	312	0	153	2 293
Brant City									
December 2008	59	0	7	0	0	21	0	0	87
December 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
December 2008	31	2	23	7	35	0	7	6	111
December 2007	145	10	14	0	44	0	0	0	213
Brantford CMA									
December 2008	90	2	30	7	35	21	7	6	198
December 2007	229	10	14	0	44	0	0	0	297

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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December 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
New City of Hamilton									
December 2008	82	0	7	0	31	0	0	0	120
December 2007	80	0	38	0	12	42	0	0	172
Hamilton City									
December 2008	21	0	0	0	0	0	0	0	21
December 2007	24	0	0	0	0	0	0	0	24
Stoney Creek City									
December 2008	11	0	7	0	0	0	0	0	18
December 2007	15	0	7	0	0	0	0	0	22
Ancaster City									
December 2008	6	0	0	0	8	0	0	0	14
December 2007	8	0	4	0	12	0	0	0	24
Dundas Town									
December 2008	2	0	0	0	0	0	0	0	2
December 2007	1	0	0	0	0	0	0	0	1
Flamborough									
December 2008	10	0	0	0	0	0	0	0	10
December 2007	2	0	0	0	0	0	0	0	2
Glanbrook									
December 2008	32	0	0	0	23	0	0	0	55
December 2007	30	0	27	0	0	42	0	0	99
Burlington City									
December 2008	35	20	27	0	0	0	0	0	82
December 2007	60	10	16	0	14	0	0	0	100
Grimsby Town									
December 2008	2	0	0	0	0	0	0	0	2
December 2007	11	0	4	0	0	0	0	0	15
Hamilton CMA									
December 2008	119	20	34	0	31	0	0	0	204
December 2007	151	10	58	0	26	42	0	0	287
Brant City									
December 2008	5	0	0	0	0	0	0	0	5
December 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
December 2008	15	0	0	0	12	0	0	0	27
December 2007	61	2	0	0	0	0	0	0	63
Brantford CMA									
December 2008	20	0	0	0	12	0	0	0	32
December 2007	89	2	0	0	0	0	0	0	91

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
New City of Hamilton									
December 2008	39	2	20	0	0	0	0	4	65
December 2007	34	2	19	0	2	0	0	1	58
Hamilton City									
December 2008	4	1	0	0	0	0	0	4	9
December 2007	2	0	0	0	0	0	0	1	3
Stoney Creek City									
December 2008	32	0	13	0	0	0	0	0	45
December 2007	31	1	13	0	1	0	0	0	46
Ancaster City									
December 2008	0	0	1	0	0	0	0	0	1
December 2007	1	0	0	0	0	0	0	0	1
Dundas Town									
December 2008	0	0	0	0	0	0	0	0	0
December 2007	0	0	0	0	0	0	0	0	0
Flamborough									
December 2008	3	0	0	0	0	0	0	0	3
December 2007	0	0	0	0	0	0	0	0	0
Glanbrook									
December 2008	0	1	6	0	0	0	0	0	7
December 2007	0	1	6	0	1	0	0	0	8
Burlington City									
December 2008	17	17	18	0	2	0	0	0	54
December 2007	9	0	3	0	10	24	0	40	86
Grimsby Town									
December 2008	9	0	3	0	0	0	0	0	12
December 2007	21	0	1	0	0	0	0	0	22
Hamilton CMA									
December 2008	65	19	41	0	2	0	0	4	131
December 2007	64	2	23	0	12	24	0	41	166
Brant City									
December 2008	8	0	5	0	0	0	0	0	13
December 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
December 2008	61	0	4	3	35	0	0	0	103
December 2007	73	2	1	4	33	0	6	0	119
Brantford CMA									
December 2008	69	0	9	3	35	0	0	0	116
December 2007	99	2	5	4	33	0	6	0	149

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
New City of Hamilton									
December 2008	93	0	7	0	31	0	0	2	133
December 2007	85	0	42	0	13	42	0	0	182
Hamilton City									
December 2008	20	0	0	0	0	0	0	2	22
December 2007	26	0	0	0	0	0	0	0	26
Stoney Creek City									
December 2008	23	0	7	0	0	0	0	0	30
December 2007	18	0	11	0	1	0	0	0	30
Ancaster City									
December 2008	6	0	0	0	8	0	0	0	14
December 2007	8	0	4	0	12	0	0	0	24
Dundas Town									
December 2008	2	0	0	0	0	0	0	0	2
December 2007	1	0	0	0	0	0	0	0	1
Flamborough									
December 2008	10	0	0	0	0	0	0	0	10
December 2007	2	0	0	0	0	0	0	0	2
Glanbrook									
December 2008	32	0	0	0	23	0	0	0	55
December 2007	30	0	27	0	0	42	0	0	99
Burlington City									
December 2008	32	18	17	0	0	0	0	0	67
December 2007	62	10	16	0	16	0	1	0	105
Grimsby Town									
December 2008	8	0	0	0	0	0	0	0	8
December 2007	11	0	3	0	0	0	0	0	14
Hamilton CMA									
December 2008	133	18	24	0	31	0	0	2	208
December 2007	158	10	61	0	29	42	1	0	301
Brant City									
December 2008	5	0	0	0	0	0	0	0	5
December 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
December 2008	20	0	2	0	5	0	0	0	27
December 2007	34	0	0	0	5	0	0	0	39
Brantford CMA									
December 2008	25	0	2	0	5	0	0	0	32
December 2007	59	0	0	0	5	0	0	0	64

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Hamilton CMA 1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	1 667	116	595	8	645	498	0	0	3 529
% Change	-5,3	26,1	44,8	n/a	25,7	**	n/a	-100,0	17,5
2007	1 761	92	411	0	513	88	0	139	3 004
% Change	2,1	-25,8	-30,6	-100,0	41,7	-6,4	-100,0	13,9	-1,3
2006	1 725	124	592	16	362	94	8	122	3 043
% Change	16,2	-35,4	31,0	-5,9	-23,5	-64,0	-91,0	-30,7	-3,2
2005	1 485	192	452	17	473	261	89	176	3 145
% Change	-25,3	24,7	-14,6	183,3	-26,2	-53,1	196,7	-5,9	-23,2
2004	1 989	154	529	6	641	557	30	187	4 093
% Change	14,2	67,4	-6,7	**	-3,8	**	n/a	**	25,6
2003	1 742	92	567	1	666	164	0	13	3 260
% Change	-22,6	13,6	-7,7	-87,5	5,0	47,7	-100,0	-86,3	-14,3
2002	2 251	81	614	8	634	111	3	95	3 803
% Change	22,4	-19,0	68,7	166,7	8,4	-76,1	n/a	n/a	13,0
2001	1 839	100	364	3	585	465	0	0	3 365
% Change	-1,4	-21,9	-13,1	-84,2	25,3	138,5	n/a	-100,0	8,3
2000	1 865	128	419	19	467	195	0	15	3 108
% Change	-0,3	-9,9	18,4	-32,1	-18,1	-79,5	-100,0	n/a	-20,8
1999	1 870	142	354	28	570	951	8	0	3 923

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Brantford CMA 1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	280	4	50	3	59	21	7	8	432
% Change	-39,9	-75,0	92,3	n/a	-27,2	n/a	n/a	n/a	-26,7
2007	466	16	26	0	81	0	0	0	589
% Change	30,5	**	n/a	n/a	72,3	n/a	n/a	-100,0	44,0
2006	357	2	0	0	47	0	0	3	409
% Change	11,6	0,0	-100,0	-100,0	-59,8	n/a	-100,0	-94,8	-23,4
2005	320	2	10	11	117	0	13	58	534
% Change	-22,7	-66,7	42,9	n/a	112,7	n/a	n/a	n/a	10,8
2004	414	6	7	0	55	0	0	0	482
% Change	10,4	0,0	-36,4	-100,0	3,8	n/a	n/a	n/a	5,2
2003	375	6	11	13	53	0	0	0	458
% Change	-32,8	-83,3	175,0	160,0	15,2	-100,0	n/a	n/a	-34,6
2002	558	36	4	5	46	40	0	0	700
% Change	55,0	-21,7	-33,3	n/a	-27,0	n/a	n/a	n/a	47,4
2001	360	46	6	0	63	0	0	0	475
% Change	-3,7	76,9	-33,3	n/a	-17,1	n/a	n/a	n/a	-2,1
2000	374	26	9	0	76	0	0	0	485
% Change	20,3	62,5	12,5	n/a	153,3	n/a	n/a	-100,0	28,6
1999	311	16	8	0	30	0	0	12	377

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2008	Dec 2007	Dec 2008	Dec 2007	Dec 2008	Dec 2007	Dec 2008	Dec 2007	Dec 2008	Dec 2007	% Change
Hamilton CMA	53	93	0	6	47	62	0	0	100	161	-37,9
New City of Hamilton	42	71	0	6	31	48	0	0	73	125	-41,6
Hamilton City	7	32	0	6	8	0	0	0	15	38	-60,5
Stoney Creek City	15	17	0	0	0	10	0	0	15	27	-44,4
Ancaster City	10	5	0	0	14	8	0	0	24	13	84,6
Dundas Town	1	2	0	0	0	0	0	0	1	2	-50,0
Flamborough	2	5	0	0	0	0	0	0	2	5	-60,0
Glanbrook	7	10	0	0	9	30	0	0	16	40	-60,0
Burlington City	8	12	0	0	16	14	0	0	24	26	-7,7
Grimsby Town	3	10	0	0	0	0	0	0	3	10	-70,0
Brantford CMA	6	36	0	4	0	20	0	0	6	60	-90,0
Brant City	3	n/a	0	n/a	0	n/a	0	n/a	3	n/a	n/a
Brantford City	3	19	0	4	0	20	0	0	3	43	-93,0

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Hamilton CMA	1 675	1 761	132	94	1 224	922	498	227	3 529	3 004	17,5
New City of Hamilton	1066	1115	32	28	899	518	124	139	2121	1800	17,8
Hamilton City	297	337	16	6	101	20	0	139	414	502	-17,5
Stoney Creek City	276	202	2	0	156	83	0	0	434	285	52,3
Ancaster City	124	103	14	0	89	83	62	0	289	186	55,4
Dundas Town	23	11	0	4	61	0	62	0	146	15	**
Flamborough	163	95	0	10	114	0	0	0	277	105	163,8
Glanbrook	183	361	0	8	378	332	0	0	561	701	-20,0
Burlington City	511	510	100	66	257	345	374	88	1242	1009	23,1
Grimsby Town	98	136	0	0	68	59	0	0	166	195	-14,9
Brantford CMA	283	466	4	16	116	107	29	0	432	589	-26,7
Brant City	109	n/a	0	n/a	13	n/a	21	n/a	143	n/a	n/a
Brantford City	174	300	4	16	103	101	8	0	289	417	-30,7

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2008	Dec 2007	Dec 2008	Dec 2007	Dec 2008	Dec 2007	Dec 2008	Dec 2007
Hamilton CMA	47	62	0	0	0	0	0	0
New City of Hamilton	31	48	0	0	0	0	0	0
Hamilton City	8	0	0	0	0	0	0	0
Stoney Creek City	0	10	0	0	0	0	0	0
Ancaster City	14	8	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	9	30	0	0	0	0	0	0
Burlington City	16	14	0	0	0	0	0	0
Grimsby Town	0	0	0	0	0	0	0	0
Brantford CMA	0	20	0	0	0	0	0	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	20	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Hamilton CMA	1 224	922	0	0	498	88	0	139
New City of Hamilton	899	518	0	0	124	0	0	139
Hamilton City	101	20	0	0	0	0	0	139
Stoney Creek City	156	83	0	0	0	0	0	0
Ancaster City	89	83	0	0	62	0	0	0
Dundas Town	61	0	0	0	62	0	0	0
Flamborough	114	0	0	0	0	0	0	0
Glanbrook	378	332	0	0	0	0	0	0
Burlington City	257	345	0	0	374	88	0	0
Grimsby Town	68	59	0	0	0	0	0	0
Brantford CMA	109	107	7	0	21	0	8	0
Brant City	13	n/a	0	n/a	21	n/a	0	n/a
Brantford City	96	101	7	0	0	0	8	0

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market December 2008

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2008	Dec 2007	Dec 2008	Dec 2007	Dec 2008	Dec 2007	Dec 2008	Dec 2007
Hamilton CMA	53	109	47	52	0	0	100	161
New City of Hamilton	42	87	31	38	0	0	73	125
Hamilton City	7	38	8	0	0	0	15	38
Stoney Creek City	15	27	0	0	0	0	15	27
Ancaster City	10	5	14	8	0	0	24	13
Dundas Town	1	2	0	0	0	0	1	2
Flamborough	2	5	0	0	0	0	2	5
Glanbrook	7	10	9	30	0	0	16	40
Burlington City	8	12	16	14	0	0	24	26
Grimsby Town	3	10	0	0	0	0	3	10
Brantford CMA	6	45	0	15	0	0	6	60
Brant City	3	n/a	0	n/a	0	n/a	3	n/a
Brantford City	3	28	0	15	0	0	3	43

Table 2.5: Starts by Submarket and by Intended Market January - December 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Hamilton CMA	2 378	2 264	1 151	601	0	139	3 529	3 004
New City of Hamilton	1 567	1 358	554	303	0	139	2 121	1 800
Hamilton City	406	346	8	17	0	139	414	502
Stoney Creek City	377	285	57	0	0	0	434	285
Ancaster City	132	115	157	71	0	0	289	186
Dundas Town	40	15	106	0	0	0	146	15
Flamborough	277	105	0	0	0	0	277	105
Glanbrook	335	486	226	215	0	0	561	701
Burlington City	645	715	597	294	0	0	1 242	1 009
Grimsby Town	166	191	0	4	0	0	166	195
Brantford CMA	334	508	83	81	15	0	432	589
Brant City	122	n/a	21	n/a	0	n/a	143	n/a
Brantford City	212	336	62	81	15	0	289	417

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2008	Dec 2007	Dec 2008	Dec 2007	Dec 2008	Dec 2007	Dec 2008	Dec 2007	Dec 2008	Dec 2007	% Change
Hamilton CMA	119	151	20	10	65	84	0	42	204	287	-28,9
New City of Hamilton	82	80	0	0	38	50	0	42	120	172	-30,2
Hamilton City	21	24	0	0	0	0	0	0	21	24	-12,5
Stoney Creek City	11	15	0	0	7	7	0	0	18	22	-18,2
Ancaster City	6	8	0	0	8	16	0	0	14	24	-41,7
Dundas Town	2	1	0	0	0	0	0	0	2	1	100,0
Flamborough	10	2	0	0	0	0	0	0	10	2	**
Glanbrook	32	30	0	0	23	27	0	42	55	99	-44,4
Burlington City	35	60	20	10	27	30	0	0	82	100	-18,0
Grimsby Town	2	11	0	0	0	4	0	0	2	15	-86,7
Brantford CMA	20	89	0	2	12	0	0	0	32	91	-64,8
Brant City	5	n/a	0	n/a	0	n/a	0	n/a	5	n/a	n/a
Brantford City	15	61	0	2	12	0	0	0	27	63	-57,1

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Hamilton CMA	1752	1821	138	58	797	995	30	435	2717	3309	-17,9
New City of Hamilton	1118	1310	30	26	484	551	30	123	1662	2010	-17,3
Hamilton City	333	291	18	8	3	12	30	71	384	382	0,5
Stoney Creek City	265	176	0	2	100	151	0	0	365	329	10,9
Ancaster City	95	167	0	0	107	149	0	10	202	326	-38,0
Dundas Town	20	11	2	2	12	0	0	0	34	13	161,5
Flamborough	168	67	2	10	15	0	0	0	185	77	140,3
Glanbrook	237	598	8	4	247	239	0	42	492	883	-44,3
Burlington City	521	411	108	32	254	440	0	312	883	1195	-26,1
Grimsby Town	113	100	0	0	59	4	0	0	172	104	65,4
Brantford CMA	411	402	12	6	98	73	2	3	523	484	8,1
Brant City	134	n/a	0	n/a	6	n/a	0	n/a	140	n/a	n/a
Brantford City	277	283	12	6	92	67	2	3	383	359	6,7

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market December 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2008	Dec 2007	Dec 2008	Dec 2007	Dec 2008	Dec 2007	Dec 2008	Dec 2007
Hamilton CMA	65	84	0	0	0	42	0	0
New City of Hamilton	38	50	0	0	0	42	0	0
Hamilton City	0	0	0	0	0	0	0	0
Stoney Creek City	7	7	0	0	0	0	0	0
Ancaster City	8	16	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	23	27	0	0	0	42	0	0
Burlington City	27	30	0	0	0	0	0	0
Grimsby Town	0	4	0	0	0	0	0	0
Brantford CMA	12	0	0	0	0	0	0	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	12	0	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - December 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Hamilton CMA	794	965	3	30	0	256	30	179
New City of Hamilton	481	545	3	6	0	52	30	71
Hamilton City	0	6	3	6	0	0	30	71
Stoney Creek City	100	151	0	0	0	0	0	0
Ancaster City	107	149	0	0	0	10	0	0
Dundas Town	12	0	0	0	0	0	0	0
Flamborough	15	0	0	0	0	0	0	0
Glanbrook	247	239	0	0	0	42	0	0
Burlington City	254	416	0	24	0	204	0	108
Grimsby Town	59	4	0	0	0	0	0	0
Brantford CMA	98	73	0	0	0	0	2	3
Brant City	6	n/a	0	n/a	0	n/a	0	n/a
Brantford City	92	67	0	0	0	0	2	3

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market December 2008

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2008	Dec 2007	Dec 2008	Dec 2007	Dec 2008	Dec 2007	Dec 2008	Dec 2007
Hamilton CMA	173	219	31	68	0	0	204	287
New City of Hamilton	89	118	31	54	0	0	120	172
Hamilton City	21	24	0	0	0	0	21	24
Stoney Creek City	18	22	0	0	0	0	18	22
Ancaster City	6	12	8	12	0	0	14	24
Dundas Town	2	1	0	0	0	0	2	1
Flamborough	10	2	0	0	0	0	10	2
Glanbrook	32	57	23	42	0	0	55	99
Burlington City	82	86	0	14	0	0	82	100
Grimsby Town	2	15	0	0	0	0	2	15
Brantford CMA	20	91	12	0	0	0	32	91
Brant City	5	n/a	0	n/a	0	n/a	5	n/a
Brantford City	15	63	12	0	0	0	27	63

Table 3.5: Completions by Submarket and by Intended Market January - December 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Hamilton CMA	2 336	2 407	347	681	34	221	2 717	3 309
New City of Hamilton	1 414	1 665	214	268	34	77	1 662	2 010
Hamilton City	347	304	3	1	34	77	384	382
Stoney Creek City	365	256	0	73	0	0	365	329
Ancaster City	125	243	77	83	0	0	202	326
Dundas Town	28	13	6	0	0	0	34	13
Flamborough	185	77	0	0	0	0	185	77
Glanbrook	364	772	128	111	0	0	492	883
Burlington City	750	638	133	413	0	144	883	1 195
Grimsby Town	172	104	0	0	0	0	172	104
Brantford CMA	451	416	70	65	2	3	523	484
Brant City	140	n/a	0	n/a	0	n/a	140	n/a
Brantford City	311	291	70	65	2	3	383	359

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
December 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
New City of Hamilton													
December 2008	0	0,0	2	2,2	16	17,2	24	25,8	51	54,8	93	365 990	384 937
December 2007	0	0,0	5	5,9	16	18,8	24	28,2	40	47,1	85	345 000	362 361
Year-to-date 2008	9	0,8	37	3,3	165	14,8	360	32,3	545	48,8	1 116	349 000	378 233
Year-to-date 2007	24	1,8	193	14,6	339	25,7	299	22,7	464	35,2	1 319	317 000	340 989
Hamilton City													
December 2008	0	0,0	1	5,0	1	5,0	5	25,0	13	65,0	20	388 495	386 431
December 2007	0	0,0	0	0,0	6	23,1	8	30,8	12	46,2	26	345 950	361 503
Year-to-date 2008	3	0,9	10	3,0	42	12,5	127	37,7	155	46,0	337	344 990	353 309
Year-to-date 2007	2	0,7	11	3,7	70	23,8	89	30,3	122	41,5	294	341 500	344 872
Stoney Creek City													
December 2008	0	0,0	0	0,0	7	30,4	7	30,4	9	39,1	23	337 990	351 006
December 2007	0	0,0	0	0,0	4	22,2	3	16,7	11	61,1	18	356 900	376 400
Year-to-date 2008	0	0,0	3	1,1	56	21,3	89	33,8	115	43,7	263	341 900	355 337
Year-to-date 2007	0	0,0	8	4,5	54	30,5	42	23,7	73	41,2	177	339 900	351 776
Ancaster City													
December 2008	0	0,0	0	0,0	0	0,0	0	0,0	6	100,0	6	--	--
December 2007	0	0,0	0	0,0	0	0,0	1	12,5	7	87,5	8	--	--
Year-to-date 2008	0	0,0	0	0,0	1	1,0	3	3,1	92	95,8	96	499 000	530 221
Year-to-date 2007	0	0,0	0	0,0	2	1,2	20	11,8	147	87,0	169	420 000	473 920
Dundas Town													
December 2008	0	0,0	0	0,0	0	0,0	1	50,0	1	50,0	2	--	--
December 2007	0	0,0	0	0,0	0	0,0	0	0,0	1	100,0	1	--	--
Year-to-date 2008	0	0,0	0	0,0	0	0,0	1	5,0	19	95,0	20	464 970	501 571
Year-to-date 2007	0	0,0	0	0,0	3	27,3	0	0,0	8	72,7	11	495 000	452 000
Flamborough													
December 2008	0	0,0	0	0,0	2	20,0	3	30,0	5	50,0	10	340 500	515 900
December 2007	0	0,0	1	50,0	0	0,0	0	0,0	1	50,0	2	--	--
Year-to-date 2008	4	2,5	16	9,8	20	12,3	53	32,5	70	42,9	163	329 000	419 915
Year-to-date 2007	16	23,2	15	21,7	3	4,3	3	4,3	32	46,4	69	316 944	390 309
Glanbrook													
December 2008	0	0,0	1	3,1	6	18,8	8	25,0	17	53,1	32	358 445	352 816
December 2007	0	0,0	4	13,3	6	20,0	12	40,0	8	26,7	30	316 750	322 505
Year-to-date 2008	2	0,8	8	3,4	46	19,4	87	36,7	94	39,7	237	340 000	338 443
Year-to-date 2007	6	1,0	159	26,5	207	34,6	145	24,2	82	13,7	599	279 900	290 671
Burlington City													
December 2008	0	0,0	0	0,0	0	0,0	0	0,0	32	100,0	32	504 990	612 770
December 2007	0	0,0	0	0,0	0	0,0	1	1,6	61	98,4	62	393 995	433 235
Year-to-date 2008	0	0,0	0	0,0	0	0,0	23	4,5	490	95,5	513	409 999	471 420
Year-to-date 2007	0	0,0	21	5,1	1	0,2	99	24,0	291	70,6	412	378 999	438 298
Grimsby Town													
December 2008	0	0,0	0	0,0	1	12,5	4	50,0	3	37,5	8	--	--
December 2007	0	0,0	0	0,0	0	0,0	7	63,6	4	36,4	11	341 900	362 718
Year-to-date 2008	0	0,0	0	0,0	13	9,8	83	62,9	36	27,3	132	338 900	366 923
Year-to-date 2007	0	0,0	1	1,2	20	23,5	34	40,0	30	35,3	85	341 900	389 942

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
December 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
December 2008	0	0,0	2	1,5	17	12,8	28	21,1	86	64,7	133	387 990	442 993
December 2007	0	0,0	5	3,2	16	10,1	32	20,3	105	66,5	158	378 495	390 197
Year-to-date 2008	9	0,5	37	2,1	178	10,1	466	26,5	1 071	60,8	1 761	371 900	404 532
Year-to-date 2007	24	1,3	215	11,8	360	19,8	432	23,8	785	43,2	1 816	330 450	365 357

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
December 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $125,000		$125,000 - $149,999		$150,000 - $174,999		$175,000 - $199,999		$200,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant City													
December 2008	0	0,0	0	0,0	3	60,0	1	20,0	1	20,0	5	--	--
December 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2008	1	0,7	0	0,0	29	19,2	6	4,0	115	76,2	151	315 000	319 874
Year-to-date 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
December 2008	0	0,0	1	5,0	3	15,0	3	15,0	13	65,0	20	235 000	231 150
December 2007	0	0,0	2	5,9	2	5,9	1	2,9	29	85,3	34	253 500	255 906
Year-to-date 2008	12	4,1	43	14,6	27	9,2	32	10,9	180	61,2	294	225 000	219 938
Year-to-date 2007	19	6,4	50	16,9	43	14,6	62	21,0	121	41,0	295	190 000	195 181
Brantford CMA													
December 2008	0	0,0	1	4,0	6	24,0	4	16,0	14	56,0	25	225 000	220 640
December 2007	0	0,0	2	3,4	3	5,1	2	3,4	52	88,1	59	269 990	312 081
Year-to-date 2008	13	2,9	43	9,7	56	12,6	38	8,5	295	66,3	445	235 000	253 849
Year-to-date 2007	20	5,1	50	12,6	64	16,2	66	16,7	196	49,5	396	195 000	222 900

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to
Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units December 2008						
Submarket	Dec 2008	Dec 2007	% Change	YTD 2008	YTD 2007	% Change
Hamilton CMA	442 993	390 197	13,5	404 532	365 357	10,7
New City of Hamilton	384 937	362 361	6,2	378 233	340 989	10,9
Hamilton City	386 431	361 503	6,9	353 309	344 872	2,4
Stoney Creek City	351 006	376 400	-6,7	355 337	351 776	1,0
Ancaster City	--	--	n/a	530 221	473 920	11,9
Dundas Town	--	--	n/a	501 571	452 000	11,0
Flamborough	515 900	--	n/a	419 915	390 309	7,6
Glanbrook	352 816	322 505	9,4	338 443	290 671	16,4
Burlington City	612 770	433 235	41,4	471 420	438 298	7,6
Grimsby Town	--	362 718	n/a	366 923	389 942	-5,9
Brantford CMA	220 640	312 081	-29,3	253 849	222 900	13,9
Brant City	--	n/a	n/a	319 874	n/a	n/a
Brantford City	231 150	255 906	-9,7	219 938	195 181	12,7

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton December 2008										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2007	January	786	0,0	1 110	1 545	1 571	70,7	255 753	6,0	261 285
	February	1 031	-10,3	1 141	1 465	1 571	72,6	272 953	12,5	265 121
	March	1 273	-6,3	1 129	1 861	1 611	70,1	261 021	3,8	271 622
	April	1 351	12,8	1 160	1 929	1 596	72,7	265 506	6,9	260 566
	May	1 529	10,4	1 164	2 148	1 605	72,5	279 496	10,5	264 098
	June	1 472	19,3	1 196	1 850	1 631	73,3	269 676	7,7	265 662
	July	1 358	26,4	1 210	1 635	1 590	76,1	268 561	10,4	269 166
	August	1 189	8,0	1 145	1 561	1 552	73,8	270 893	6,8	271 717
	September	986	-5,4	1 081	1 694	1 634	66,2	264 209	6,2	260 839
	October	1 230	11,5	1 194	1 509	1 505	79,3	278 180	11,6	291 514
	November	1 036	6,6	1 178	1 199	1 586	74,3	267 560	6,5	269 179
	December	625	-4,9	1 158	592	1 536	75,4	261 728	5,5	274 133
2008	January	783	-0,4	1 146	1 608	1 655	69,2	278 189	8,8	279 769
	February	998	-3,2	1 070	1 514	1 592	67,2	276 297	1,2	273 783
	March	1 057	-17,0	1 040	1 617	1 557	66,8	289 226	10,8	289 907
	April	1 381	2,2	1 105	2 272	1 717	64,4	283 846	6,9	289 035
	May	1 435	-6,1	1 142	2 179	1 713	66,7	293 927	5,2	283 369
	June	1 325	-10,0	1 080	1 888	1 671	64,6	287 249	6,5	284 798
	July	1 204	-11,3	1 053	1 776	1 681	62,6	281 580	4,8	281 689
	August	947	-20,4	994	1 539	1 672	59,4	283 974	4,8	284 686
	September	979	-0,7	974	1 886	1 663	58,6	282 719	7,0	284 991
	October	889	-27,7	888	1 664	1 694	52,4	254 004	-8,7	269 679
	November	658	-36,5	831	1 214	1 739	47,8	284 469	6,3	285 531
	December	454	-27,4	787	554	1 357	58,0	240 073	-8,3	255 151
	Q4 2007	2 891	5,8		3 300			270 818	8,5	
	Q4 2008	2 001	-30,8		3 432			260 861	-3,7	
	YTD 2007	13 866	6,2		18 988			268 857	8,1	
	YTD 2008	12 110	-12,7		19 711			280 790	4,4	

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[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford
December 2008

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2007	January	150	8,7	196	289	284	69,0	191 676	-0,4	201 476
	February	201	-1,5	199	296	293	67,9	201 513	6,0	207 814
	March	210	-9,9	172	285	265	64,9	213 605	9,8	217 142
	April	211	-0,5	182	339	307	59,3	219 906	8,0	213 083
	May	259	18,3	204	380	291	70,1	208 469	1,1	205 461
	June	242	30,1	193	350	303	63,7	213 881	10,6	209 960
	July	219	22,3	199	316	287	69,3	209 088	1,7	206 156
	August	222	23,3	206	289	292	70,5	203 560	4,5	208 178
	September	161	0,0	183	292	298	61,4	206 141	0,5	203 663
	October	175	-1,7	192	308	302	63,6	211 004	9,4	217 196
	November	165	18,7	218	216	279	78,1	216 462	5,1	207 698
	December	90	-18,2	161	91	250	64,4	211 281	4,5	214 424
2008	January	145	-3,3	192	304	307	62,5	205 398	7,2	216 935
	February	158	-21,4	149	322	298	50,0	229 561	13,9	233 890
	March	198	-5,7	188	288	307	61,2	219 169	2,6	222 594
	April	224	6,2	184	418	310	59,4	223 198	1,5	218 841
	May	236	-8,9	183	387	314	58,3	222 549	6,8	216 204
	June	237	-2,1	189	331	296	63,9	220 726	3,2	218 743
	July	197	-10,0	180	351	315	57,1	223 700	7,0	222 001
	August	172	-22,5	169	281	296	57,1	211 794	4,0	218 415
	September	195	21,1	198	322	289	68,5	220 508	7,0	219 572
	October	147	-16,0	161	323	327	49,2	214 326	1,6	216 713
	November	95	-42,4	144	212	298	48,3	211 549	-2,3	205 783
	December	93	3,3	160	129	311	51,4	211 125	-0,1	216 367
	Q4 2007	430	0,7		615			213 156	6,8	
	Q4 2008	335	-22,1		664			212 650	-0,2	
	YTD 2007	2 305	7,8		3 451			209 151	5,3	
	YTD 2008	2 097	-9,0		3 668			218 891	4,7	

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[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
December 2009

		Interest Rates			NHPI, Total, Hamilton CMA 1997=100	CPI, 1992 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	679	6,50	6,65	145,6	108,6	366,9	6,3	66,3	759
	February	679	6,50	6,65	146,6	109,7	368,1	6,2	66,4	751
	March	669	6,40	6,49	147,3	110,8	369,8	6,5	66,9	753
	April	678	6,60	6,64	148,2	111,1	372,6	6,1	67,1	762
	May	709	6,85	7,14	148,8	111,6	375,2	6,1	67,5	775
	June	715	7,05	7,24	149,3	111,1	374,7	6,0	67,4	790
	July	715	7,05	7,24	149,6	111,1	377,8	5,9	67,8	792
	August	715	7,05	7,24	148,5	110,9	380,2	5,5	67,9	802
	September	712	7,05	7,19	148,9	111,0	378,4	5,6	67,6	810
	October	728	7,25	7,44	149,1	110,9	376,0	5,7	67,2	822
	November	725	7,20	7,39	149,4	111,2	372,7	6,0	66,8	823
	December	734	7,35	7,54	149,3	111,1	373,0	5,9	66,7	815
2009	January	725	7,35	7,39	150,7	110,9	373	5,9	66,7	807
	February	718	7,25	7,29	151,9	111,4	374,1	5,9	66,9	805
	March	712	7,15	7,19	153,1	111,7	375,7	6,2	67,3	804
	April	700	6,95	6,99	152,9	112,5	376,9	6,3	67,5	803
	May	679	6,15	6,65	153,2	113,6	377,6	6,1	67,5	801
	June	710	6,95	7,15	152,4	114,2	379,0	6,0	67,6	795
	July	710	6,95	7,15	152,6	115,1	377,5	5,5	67,0	793
	August	691	6,65	6,85	152,6	114,8	377,6	5,6	67,0	784
	September	691	6,65	6,85	153,0	115,1	376,1	5,5	66,5	787
	October	713	6,35	7,20	152,8	113,7	375,7	5,7	66,6	787
	November	713	6,35	7,20	152,3	113,5	372,6	6,5	66,6	789
	December	685	5,60	6,75		112,8	369,2	6,9	66,2	793

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
December 2009

		Interest Rates			NHPI, Total, Hamilton CMA 1997=100	CPI, 1992 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	679	6,50	6,65	139,3	108,6	50,0	8,0	69,2	684
	February	679	6,50	6,65	139,4	109,7	50,4	7,7	69,2	690
	March	669	6,40	6,49	139,7	110,8	50,8	7,3	69,3	698
	April	678	6,60	6,64	139,8	111,1	51,7	6,8	69,7	695
	May	709	6,85	7,14	140,3	111,6	51,4	6,7	69,4	699
	June	715	7,05	7,24	141,0	111,1	51,6	6,9	70,1	700
	July	715	7,05	7,24	141,3	111,1	51,1	6,3	68,7	708
	August	715	7,05	7,24	141,8	110,9	50,5	6,4	67,7	725
	September	712	7,05	7,19	142,1	111,0	50,6	5,5	67,2	742
	October	728	7,25	7,44	142,2	110,9	50,7	5,0	67,0	756
	November	725	7,20	7,39	143,1	111,2	51,3	4,8	67,6	758
	December	734	7,35	7,54	143,3	111,1	51,1	5,3	67,5	771
2009	January	725	7,35	7,39	144,5	110,9	51	6,0	68,2	779
	February	718	7,25	7,29	145,2	111,4	51,2	6,1	68,2	785
	March	712	7,15	7,19	145,6	111,7	51,2	6,9	68,5	779
	April	700	6,95	6,99	145,8	112,5	51,2	6,9	68,4	775
	May	679	6,15	6,65	145,9	113,6	51,4	7,1	68,9	773
	June	710	6,95	7,15	146,4	114,2	51,7	6,9	69,2	764
	July	710	6,95	7,15	146,5	115,1	51,9	6,6	69,0	749
	August	691	6,65	6,85	146,6	114,8	52,4	6,4	69,6	752
	September	691	6,65	6,85	146,6	115,1	52,8	6,1	69,7	758
	October	713	6,35	7,20	146,6	113,7	52,7	5,9	69,5	772
	November	713	6,35	7,20	146,5	113,5	52,0	5,4	68,0	780
	December	685	5,60	6,75		112,8	51,6	5,6	67,4	792

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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